Box 14
2025-222-SH

Karen Johnson
Batch # 1302779
07/28/2025 09 17 17 AM
Fees $13 00 Taxes $4,255 00

Davidson County
DEEDWARR
2 pgs

20250728-0059210

THIS INSTRUMENT PREPARED BY
Music City Title & Escrow, Inc
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner	Send Tax Bills To	Map-Parcel No
Justin Strid and Amanda Strid 8016 Quail Creek Road Nashville, TN 37221	Wells Fargo Bank, N A P O Box 51162 Los Angeles, CA 90051-5462	127-00-0-179

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10 00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jennifer E. McPhilamy and Christopher G. McPhilamy, wife and husband** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Justin Strid and Amanda Strid, husband and wife**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 8016 Quail Creek Road, Nashville, TN 37221 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Land in Davidson County, Tennessee being Lot No 4, on the Plan of Quail Creek Estates, of record in Plat Book 5200, Page 3, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot

Together with a Joint Driveway Easement Agreement of record in Book 8773, page 14, said Register's Office

Being the same property conveyed to Jennifer E McPhilamy and Christopher McPhilamy, wife and husband, by Quitclaim Deed from Jennifer E McPhilamy fka Jennifer E Below and Christopher G McPhilamy and Tammy Mellons, Trustee, dated March 26, 2020, and recorded April 1, 2020, of record in Instrument No 20200401-0034985, in the Register's Office for Davidson County, Tennessee Christopher McPhilamy and Chistopher G McPhilamy are one in the same person

Being the same property conveyed to Jennifer E Below, an unmarried woman, and Christopher G McPhilamy, an unmarried man, as Joint Tenants with Rights of Survivorship, by Warranty Deed from Kenneth D Graves, single, dated April 10, 2017, and recorded April 12, 2017, of record in Instrument No 20170412-0035744, in the Register's Office for Davidson County, Tennessee

This is improved property known as 8016 Quail Creek Road, Nashville, TN 37221

This conveyance is subject to all restrictions, easements and planning documents of record

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever, and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and

possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 22nd day of July, 2025.

Jennifer E. McPhilamy

Christopher G. McPhilamy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of July, 2025, before me personally appeared Jennifer E McPhilamy and Christopher G. McPhilamy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 22nd day of July, 2025

Notary Signature
My commission expires 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn Code Ann Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,150,000 00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

AFFIANT

Sworn to and subscribed before me this 22nd day of July, 20 25

Notary Public
My commission expires 7/17/2027

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON